## STATE OF COLORADO } ss COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Elbert County Fairgrounds in Kiowa on Wednesday, the 18<sup>th</sup> day of November, 2020, there were present:

Christopher Richardson
Grant Thayer
Rick Pettitt
Commissioner

Amanda Moore Deputy Clerk to the Board

When the following proceedings, among others were had and done, to wit:

## APPROVE RESOLUTION 20-35

SU-20-0011 WHITCOMB-REDBIRD EVENT CENTER. A REQUEST TO ALLOW A WEDDING AND EVENT VENUE LOCATED ON APPROXIMATELY 10 ACRES OF AN 87.734-ACRE PROPERTY 4.5 MILES SOUTH OF ELBERT.

**WHEREAS**, the applicants, Thomas & Cari Whitcomb, as the property owners of 19077 North Elbert Road, have submitted an application (Case No. SU-20-0011) requesting approval of a Special Use By Review; and

**WHEREAS**, the proposed project is located in the Southeast part of Section 27, Township 10, Range 64 West of the 6<sup>th</sup> Principal Meridian in Elbert County; and

**WHEREAS**, the Community and Development Services Department and the Planning Commission made the following Findings related to the applications:

## SU-20-0011 WHITCOMB-REDBIRD EVENT CENTER

- 1. The proposal is in general conformance with the Elbert County Comprehensive Plan; and
- 2. The proposal meets the criteria for approval in the Elbert County Zoning Regulations; and
- 3. Elbert County Subdivision Regulations are not applicable to this Rezone; and
- The proposed land use is compatible with existing and allowable land uses in the surrounding area;
   and
- 5. The proposed land use will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area,

WHEREAS, on October 20, 2020, the Planning Commission held a public hearing on this application. At the hearing there were presentations by CDS staff and public comment was solicited. (On a vote of 6 to 0 for SU-20-0011, the Planning Commission is forwarding their

recommendations to the Board of County Commissioners for their consideration; and)

WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

**BE IT THEREFORE RESOLVED**, the Board of County Commissioners does hereby approve **SU-20-0011 WHITCOMB-REDBIRD EVENT CENTER SPECIAL USE BY REVIEW** with conditions of approval to include:

- 1. The applicant will be required to remove the Public Hearing sign within seven (7) days of approval by the Board of County Commissioners; and
- 2. The Rezone shall not become effective until all fees are paid, conditions of approval are met, and the Special Use By Review Exhibit is recorded; and
- 3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
- 4. Special Use by Review Exhibit shall be updated to reflect the dimensions and square footages of the proposed Grooms Quarters and proposed Pole Barn/Reception area; and
- 5. Special Use by Review Exhibit shall be updated to show the driveway and fire access to the Pole Barn/Reception area; and
- 6. Have a written fire mitigation plan approved & all mitigating actions verified on site by the Elbert Fire District; and
- 7. The operation is to comply with current and future iterations of the Elbert County Nuisance House Ordinance; and
- 8. The Special Use by Review Exhibit is to be amended to clearly delineate areas associated with the event venue; and
- 9. The Elbert County Zoning Compliance Official is to verify that all conditions of approval are met prior to operation.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:

CHRISTOPHER RICHARDSON

GRANT THAXER

RICK PETTITT

ATTEST:

AMANDA MOORE

**DEPUTY COUNTY CLERK** 

Deputy Clerk to the Board